

Miss Ciaran Dance
Christopher Wickham Assocs
1 White Hart Lane
London
SW13 0RA

Application Ref: **2015/2753/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

26 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Cavendish School
31 Inverness Street
London
NW1 7HB

Proposal:

Partial approval of condition 3a (fenestration) and 4 (landscaping) and full discharge of conditions 3c (external material samples and specifications), 6 (green roof), 7 (tree replacement specifications) & 13 (acoustic enclosure) granted under reference 2014/3117/P dated 12/03/15.

Drawing Nos: 2684 B210 (Rev H), 2684 B211 (Rev F), 2684 B212 (Rev E), 2684 B213 (Rev C), 2684 B214 (Rev C), 2684 B243 (Rev H), 2684 B270 (Rev G), 2684 B271 (Rev D), 2684 B272 (Rev D), 2684 B273 (Rev D), 2684 C100 (Rev D), 2684 C101 (Rev D), 2684 C102 (Rev E), 2684 C103 (Rev D), 2684 C104 (Rev D), 2684 C105 (Rev E), 2684 C106-120 (Rev D), 2684 C121 (Rev C), 2684 C120-127 (Rev B), 2684 C150-C152 (Rev B), 2684 C153 (Rev C), 2684 C154 (Rev B), 2684 C155 (Rev C), 2684 L101, 2684 C300 (Rev A), Bauder Plug Plant List, Bauder UK Native Plug Plants, Acoustic Design Report and Building Control Submission by AAD dated 29 September 2014, Acoustic Design Note by AAD dated 08 July 2014, G8868/V01 Rev P6, G8868/V02 Rev P6, G8868/V03 Rev P6, G8868/V04 Rev P6, Enviro-sound Equipment Schedule P5125 dated 23 May 2014, Topex TR09 data street item No.25637, Mitsubishi technical submittal, Bauder Extensive Substrate System information sheet and Bauder Maintenance Procedure dated 04 October



2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting permission:

Condition 3 (partial approval): The details submitted for condition 3a include the details of the windows, ventilation grills, louvres and external doors. The details for the gates will form part of a separate application. The proposals for the fenestration are well considered and would result in a well designed scheme.

In regard to 3c and 3d all of the samples provided have been reviewed onsite. The proposed brick would be a yellow London stock. Reconstituted Portland stone would also be used throughout the development as shown on the approved plans. The cladding system and louvred panels would be aluminium coloured mid-grey. The materials would ensure the development integrates well with the surrounding area. As such no objection is raised.

Condition 4 (partial approval): The applicant has provided a plan showing the use of concrete block paving in a burnt ochre colour to be used to the hardstanding within the area of the application site. There will also be raised planters located to the sides of the hardstanding. A replacement tree would be located to the courtyard garden between the existing building and proposed extension. This would be a Malus Tschonoskii provided with a 15cm trunk circumference. The condition also requests the means of enclosure of all un-built open area, together with the details required for condition 3b this will form part of another application. As such the information provided is considered sufficient for partial approval of condition 4.

Condition 6: The green roof would be located to the flat roofed area of the proposed extension. The applicant has provided a section through the green roof, showing it to be laid on a 20mm drainage mat with a substrate of 80mm. The roof would incorporate sedums with wildflowers. The green roof would sit behind the parapet of the extension and would not result in an increase in building height. The roof would be maintained annually each spring with access via the mounted plant room. In light of the information provided no objection is raised to the approval of condition 6.

Condition 7: As per condition 4 the applicant has provided details of the replacement tree which would be a Malus Tschonoskii located to the courtyard garden between the existing building and proposed extension. It is considered a suitable replacement tree for the silver birch which would be removed from the Inverness Street frontage. The applicant has provided details of the pit that the new tree would be located in and the drainage associated with the new tree. All have

been reviewed by the Council's tree officer who raises no objection. As such no objection is raised to the approval of condition 7.

Condition 13: The details provided for the acoustic enclosure demonstrate the detail that would be used for the acoustic enclosure; these are considered in line with the original application. An acoustic report has also been provided for the application this has been reviewed by the Council's Environmental Health officer and considered acceptable. As such no objection is raised to the approval of condition 13.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.11, 5.13, 7.4, 7.8, 7.19 and 7.21 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 93-141 of the National Planning Policy Framework.

- 2 You are reminded that partial approval of condition 3a and 4 and the approval of condition 3b of planning permission 2014/3117/P granted on 12 March 2015 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

